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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 24, 2026

Mr. Mark Penecale, Director of Planning and Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, Pennsylvania, 19038

Re: MCPC # 26-0146-001
Plan Name: Bridge Community Church of Philadelphia
(2 lots comprising 0.93 acres)
Situate: 317 Orland Mill Road/Lorraine Avenue
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 29, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Bridge Community Church of Philadelphia, proposes a two-lot subdivision of an existing single lot located at 317 Oreland Mill Road. This parcel is located within the C Residential District. The proposal also notes the demolition of an existing shed adjacent to the existing church, and a proposed parking extension of the existing drive to allow for two parking spaces as required by the township ordinance.

They have requested 17 waivers due to the lack of significant improvements proposed:

- § 95-6 (Preliminary Plan Requirements)
- § 95-7: C (Curb Grades), F (Location of Utilities), G(4) (Protection of Landscape), G(5) (New Landscape Material), H (Landscaping Plan), and I (Traffic Management Studies)
- § 95-11: E (Dedication of Land), F (Parking), G (ROW Not Near Natural Watercourse), I (Landscaping), J (Stormwater Management), K (Flood Damage), L (Watercourse Requirements).
- § 95-15 (Dedication of Streets, Parks and Public Improvements)
- § 95-21.A (Highways), 21.B (Bridges and Culverts)

COMPREHENSIVE PLAN COMPLIANCE

COUNTY PLAN

The site is located within a suburban residential area within the Montgomery County Comprehensive Plan, *Montco2040: A Shared Vision* Future Land Use Map. These are areas that are oriented towards the automobile and often have extensive landscaping on individual properties, and will have a variety of housing types, with single-family detached being the most prominent type.

REGIONAL PLAN

The site is additionally located partially within the high-density residential area and partially within the medium-density residential area of the Springfield Township Future Land Use Map of the Springfield Township, *Vision for 2025*. Increasing density such as within this application, appears consistent with the Comprehensive Plan.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant‘s proposal; however, in the course of our review we have identified the following issues that the applicant and Springfield Township may wish to consider prior to plan approval. Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A. Waivers: The applicant has requested 17 waivers in total in reference to the Subdivision and Land Development Ordinance. Some of the requested waivers are for requirements which appear to not apply to the applicant, including § 95-11.G, and L. These two requirements seem to be deemed unnecessary according to survey note 11 which states that there are no natural streams or watercourses at the time of the field study.

   1. § 95-11.G refers to ROW requirement alongside natural watercourses.
   2. § 95-11.L refers to alteration or relocation of a watercourse as a result of development activity.

GENERAL COMMENTS

A. Potential Chart Error – Lot Zoning Summary: On Page 3, Proposed Lot 2, there appears to be an inconsistency with the Zoning Summary table regarding the minimum side yard setback. The chart says under Lot 2 “8 min/45 AGG feet”, although it appears the correct data based on the site plan would be “8 min/20 AGG feet”.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe the suggested revisions will better achieve Springfield planning objectives for residential and institutional development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#26-0146-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska

Margaux Petruska, Senior Community Planner
Margaux.petruska@montgomeryocuntypa.gov – 610-278-3728

c: Bridge Community Church of Philadelphia, Applicant
Michael Taylor, Township Manager
Amanda Helwig, Chair, Township Planning Commission

Attachments: A. Aerial Image of Site
B. Reduced Copy of Applicant's Proposed Site Plan



Bridge Community Church
MCPC#260146001

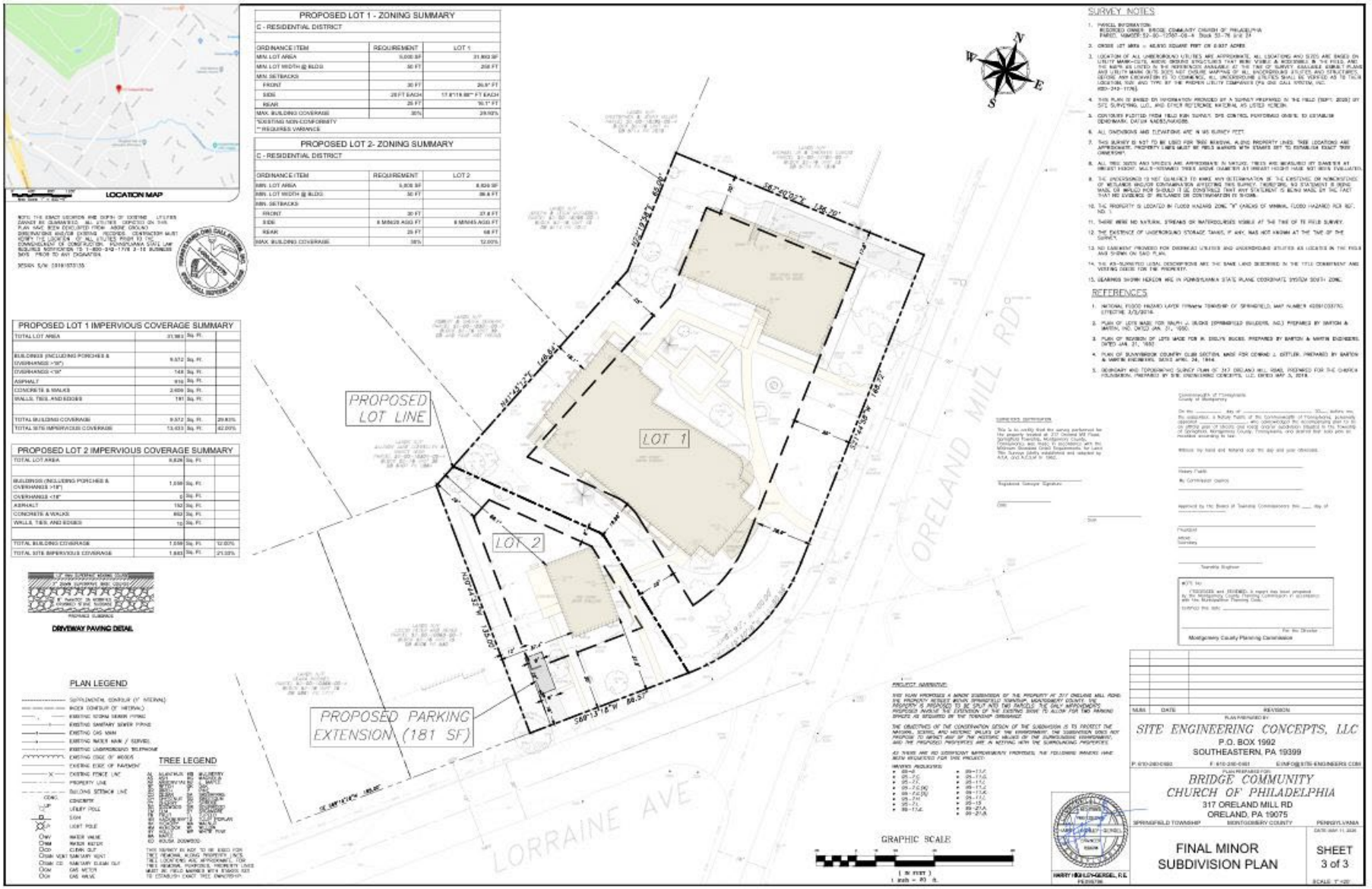
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


PROPOSED LOT 1 - ZONING SUMMARY
C - RESIDENTIAL DISTRICT
ORDINANCE ITEM | REQUIREMENT | LOT 1
MIN. LOT AREA | 15,000 SF | 21,800 SF
MIN. LOT WIDTH @ BLDG | 80 FT | 208 FT
MIN. SETBACKS
FRONT | 30 FT | 26.9' FT
SIDE | 25FT EACH | 17.8'/18.88'' FT EACH
REAR | 25 FT | 90.1' FT
MAX. BUILDING COVERAGE | 35% | 29.93%
"EXISTING NON-CONFORMITY
** REQUIRES VARIANCE
PROPOSED LOT 2- ZONING SUMMARY
C - RESIDENTIAL DISTRICT
ORDINANCE ITEM | REQUIREMENT | LOT 2
MIN. LOT AREA | 8,800 SF | 8,829 SF
MIN. LOT WIDTH @ BLDG | 80 FT | 86.8 FT
MIN. SETBACKS
FRONT | 30 FT | 27.8 FT
SIDE | 8 MIN/25 AGG FT | 8 MIN/45 AGG FT
REAR | 25 FT | 68 FT
MAX. BUILDING COVERAGE | 35% | 12.00%
LOCATION MAP
PROPOSED LOT 1 IMPERVIOUS COVERAGE SUMMARY
TOTAL LOT AREA | 21,983 Sq. Ft.
BUILDINGS (INCLUDING PORCHES & OVERHANGS >18") | 9,572 Sq. Ft.
OVERHANGS <18" | 148 Sq. Ft.
ASPHALT | 910 Sq. Ft.
CONCRETE & WALKS | 2,699 Sq. Ft.
WALLS, TBDS, AND EDGES | 181 Sq. Ft.
TOTAL BUILDING COVERAGE | 9,572 Sq. Ft. | 29.93%
TOTAL SITE IMPERVIOUS COVERAGE | 13,433 Sq. Ft. | 62.00%
PROPOSED LOT 2 IMPERVIOUS COVERAGE SUMMARY
TOTAL LOT AREA | 8,829 Sq. Ft.
BUILDINGS (INCLUDING PORCHES & OVERHANGS >18") | 1,696 Sq. Ft.
OVERHANGS <18" | 0 Sq. Ft.
ASPHALT | 150 Sq. Ft.
CONCRETE & WALKS | 850 Sq. Ft.
WALLS, TBDS, AND EDGES | 10 Sq. Ft.
TOTAL BUILDING COVERAGE | 1,696 Sq. Ft. | 12.00%
TOTAL SITE IMPERVIOUS COVERAGE | 1,883 Sq. Ft. | 21.33%
DRIVEWAY PAVING DETAIL
PLAN LEGEND
TREE LEGEND
PROPOSED LOT LINE
LOT 1
LOT 2
PROPOSED PARKING EXTENSION (181 SF)
ORELAND MILL RD
LORRAINE AVE
SURVEY NOTES
REFERENCES
PROJECT NARRATIVE
GRAPHIC SCALE
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
BRIDGE COMMUNITY CHURCH OF PHILADELPHIA
317 ORELAND MILL RD
ORELAND, PA 19075
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
FINAL MINOR SUBDIVISION PLAN
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